



WESTFIELD-WASHINGTON

ADVISORY PLAN COMMISSION

SECOND MONTHLY MEETING

July 19, 2010

1007-PUD-07

PETITION NUMBER:	1007-PUD-07	
APPROXIMATE LOCATION:	Northwest Corner of Springmill Road and Spring Lake Drive	
PETITIONER:	WLB Associates, Inc.	
REPRESENTATIVE:	Jon Dobosiewicz, Nelson & Frankenberger, P.C.	
REQUEST:	Change in zoning from the SF-A District to the Maples at Springmill PUD District to allow single family detached homes.	
CURRENT ZONING:	SF-A	
STAFF REVIEWER:	Ryan Schafer	
ZONING HISTORY:	0602-DP-01	Development Plan Review of The Maples at Springmill; 120 attached dwelling units on 30 acres. <i>Approved.</i>
	0604-SFP-06	Final Plat Review of Section 1 of The Maples at Springmill. <i>Approved.</i>
	0702-SFP-01	Final Plat Review of Section 2 of The Maples at Springmill. <i>Approved.</i>
EXHIBITS:	<ol style="list-style-type: none">1. Staff Report2. Aerial Location Map3. Petitioner's Proposal4. Neighbor Meeting Report	

PETITION HISTORY

This petition was introduced at the June 14, 2010 City Council meeting. It was reviewed at the June 21, 2010 Technical Advisory Committee (the "TAC") meeting, and received a public hearing at the July 6, 2010 Advisory Plan Commission (the "APC") meeting. It is scheduled to receive a recommendation from the APC at the July 19, 2010 meeting.

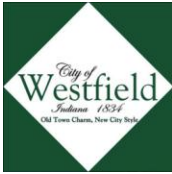
PROCEDURAL

- A recommendation of approval from the APC to the City Council may be made at the July 19, 2010 APC meeting.

PROJECT OVERVIEW

Project Description

The proposed Planned Unit Development ("PUD") would allow up to 30 single family detached dwelling units along Maple View Drive within Section 2 of the Maples at Springmill subdivision (the "Property"). The detached dwellings are low-maintenance units. Prospective owners would own the dwelling unit and the ground under it; everything outside of the walls of the structure would be commonly owned. The Property is currently approved for 30 single-family attached dwellings.



The PUD Ordinance would modify three standards in the underlying SF-A District:

1. Permit the use of Detached Single Family dwellings on the Property.
2. Allow for structures to be placed at least 8 feet from each other. (Note: The Community Development and Westfield Fire Departments support the proposed building separation of eight (8) feet.)
3. Allow for up to 35% of the detached single-family dwelling garage doors to not be off set from the roadway at an angle of 30 degrees (see WC 16.04.030.H.14.

The PUD Ordinance also proposes standards for exterior building materials and finishes that are compatible with the dwellings constructed in Phase 1 of the Maples at Springmill subdivision.

Comprehensive Plan (Feb 2007, as amended)

The Westfield-Washington Township Comprehensive Plan identifies the Property as being located within the “Suburban Residential” land use classification. This classification recommends single family detached and attached residential dwellings in this area.

Thoroughfare Plan (Feb 2007, as amended)

The Westfield-Washington Township Thoroughfare Plan (the “Thoroughfare Plan”) identifies Spring Lake Drive as “Local Roadway” which requires 50 feet of Right-of-Way. Springmill Road is identified as a “Secondary Arterial” which requires 120 feet of Right-of-Way.

Annexation

The Property is within the corporate boundaries of the City of Westfield.

Well Head Protection-Ord. 05-31

The Property is not within a wellhead protection area.

STATUTORY CONSIDERATIONS

Ind. Code 36-7-4-603 states that when considering requests for changes in zoning, reasonable regard shall be paid to:

1. The Comprehensive Plan.
2. Current conditions and the character of current structures and uses.
3. The most desirable use for which the land is adapted.
4. The conservation of property values throughout the jurisdiction.
5. Responsible growth and development.



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PROCESS REQUIREMENTS

<u>Required Submittals</u>	<u>Original</u>	<u>Amended</u>	<u>Status</u>
Application	05/28/10	-	Submitted
Fees	05/28/10	-	Paid
Legal Description	05/28/10	-	Submitted
Consent Form	-	-	N/A
Neighbor Meeting	06/29/10	-	Meeting Held
PUD Ordinance	06/25/10	07/14/10	Submitted

<u>Required Procedure</u>	<u>Original</u>	<u>Status</u>
Pre-Filing Conference	04/15/10	Meeting Held
Notice - Sign on site	06/22/10	Posted
Notice – Newspaper	06/25/10	Published
Notice – Mail	06/25/10	Postmarked

STAFF COMMENTS

Forward a positive recommendation of the Maples at Springmill PUD to the City Council.

RAS